

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
November 30, 2022

Vintage at Lockwood Apartments, located at 2151 Lockwood Street in Oxnard , requested and is being recommended for a reservation of \$5,076,228 in annual federal tax credits to finance the new construction of 337 units of housing serving tenants with rents affordable to households earning 30%-60% of area median income (AMI). The project will be developed by Vintage Housing Development, Inc. and will be located in Senate District 19 and Assembly District 44.

Project Number CA-22-600

Project Name Vintage at Lockwood Apartments
 Site Address: 2151 Lockwood Street
 Oxnard , CA 93036 County: Ventura
 Census Tract: 49.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,076,228	\$0
Recommended:	\$5,076,228	\$0

Applicant Information

Applicant: Vintage at Lockwood, LP
 Contact: Michael K. Gancar
 Address: 369 San Miguel Drive, Ste. 135
 Newport Beach , CA 92660
 Phone: (949) 721-6775
 Email: mgancar@vintagehousing.com

General Partner(s) or Principal Owner(s): Vintage at Lockwood Partners, LLC
 Community Revitalization and Development Corporation
 General Partner Type: Joint Venture
 Parent Company(ies): Vintage Housing Holdings, LLC
 Community Revitalization and Development Corporation
 Developer: Vintage Housing Development, Inc.
 Bond Issuer: California Statewide Communities Development Authority
 Investor/Consultant: Aegon USA Realty Advisors, LLC
 Management Agent: FPI Management Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 2
 Total # of Units: 341
 No. / % of Low Income Units: 337 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted
 Geographic Area: Central Coast Region
 CTCAC Project Analyst: Nick White

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	35	10%
50% AMI:	35	10%
60% AMI:	267	79%

Unit Mix

190 1-Bedroom Units
151 2-Bedroom Units
341 Total Units

Unit Type & Number	2022 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
19 1 Bedroom	30%	\$705
19 1 Bedroom	50%	\$1,176
152 1 Bedroom	60%	\$1,411
16 2 Bedrooms	30%	\$846
16 2 Bedrooms	50%	\$1,411
115 2 Bedrooms	60%	\$1,693
4 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$13,555,646
Construction Costs	\$64,085,000
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,154,250
Soft Cost Contingency	\$125,000
Relocation	\$0
Architectural/Engineering	\$1,300,000
Const. Interest, Perm. Financing	\$8,967,181
Legal Fees	\$203,242
Reserves	\$1,806,027
Other Costs	\$13,271,055
Developer Fee	\$12,733,012
Commercial Costs	\$0
Total	\$119,200,413

Residential

Construction Cost Per Square Foot:	\$235
Per Unit Cost:	\$349,561
True Cash Per Unit Cost*:	\$322,715

Construction Financing

Source	Amount
Citibank - Tax Exempt	\$60,708,869
Citibank - Taxable	\$12,126,885
Citibank - Re-cycled Bonds	\$11,920,041
Deferred Developer Fee	\$12,733,012
Deferred Reserves	\$1,806,027
Net Operating Income	\$2,942,147
Tax Credit Equity	\$16,963,432

Permanent Financing

Source	Amount
Citibank	\$60,910,000
Net Operating Income	\$2,942,147
Deferred Developer Fees	\$9,154,594
Tax Credit Equity	\$46,193,672
TOTAL	\$119,200,413

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$97,619,762
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$126,905,691
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,076,228
Approved Developer Fee (in Project Cost & Eligible Basis):	\$12,733,012
Investor/Consultant:	Aegon USA Realty Advisors, LLC
Federal Tax Credit Factor:	\$0.91000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Significant Information / Additional Conditions

The proposed rents do not include any utility allowance. The owner will pay for all utilities.

Resyndication and Resyndication Transfer Event: None.

Standard Conditions

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee’s next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.